



2 Krumlin Hall Cottages, Barkisland, Halifax, HX4 0AT  
£220,000

bramleys





**\*\* NO UPPER CHAIN \*\***

Claiming a position within the highly desirable area of Barkisland, and taking advantage of the south facing gardens with beautiful views across fields is this two bedroom mid terrace cottage. Accessed off of a beaten track, this home is one of few and is sure to please, benefitting from a modern kitchen, two reception rooms including the conservatory, storage points throughout and an allocated parking space. A blank canvas with vacant possession, ideal for a first time buyer/growing family looking to create a home.

Whilst enjoying it's rural location, the home is conveniently accessible to Ripponden, Sowerby Bridge and Halifax, and being less than half a mile away in the village of Barkisland.

Boasting character and charm, this home is highly recommended to view to truly appreciate what's on offer.

Property briefly comprises of: Kitchen, lounge, conservatory, two bedrooms and the house shower room.

EPC Rating : TBC



## GROUND FLOOR

### KITCHEN

Access via a uPVC double glazed door into the kitchen. Having a range of modern fitted, wall, drawer and base units with laminate work surfaces, decorative tiling to the splash backs and there is a 1 1/2 bowl stainless steel sink and drainer unit. Integral appliances include a 4 ring gas hob with oven and extractor hood over and there is plumbing for a dishwasher. Enjoying a uPVC double glazed window to the front elevation, central heating radiator, Cornish slate floor tiles throughout and having further storage points, including a under stairs storage cupboard and two pantry/storage rooms to either side of the kitchen which has a timber framed obscure window to the front elevation. (Please see registered title for information on the right of support to the adjoining property)

### LOUNGE

Enjoying a wealth of natural light through the uPVC double glazed window and French doors to the rear elevation which gives access to the conservatory. Having a central heating radiator and access to the first floor.

### CONSERVATORY

Having uPVC double glazed windows to three sides and French doors leading to the rear garden.

## FIRST FLOOR



## LANDING

Access to two bedrooms and house shower room.

### BEDROOM 1

Enjoying a beautiful open aspect view across fields via a uPVC double glazed window to the rear and having a central heating radiator.

### BEDROOM 2

Having a uPVC double glazed window to the front elevation, a central heating radiator and a useful storage cupboard with shelving.

### HOUSE SHOWER ROOM

A modern 3 piece suite comprising of a low flush w.c, pedestal wash hand basin and a step in shower with chrome shower head attachment. There is tiling to the full ceiling height, a chrome heated towel rail and a uPVC obscure double glazed window to the front elevation.

## OUTSIDE

The property has use of a parking space and storage shed (not shown on the current title). To the front of the property is a flagged patio area, ideal for alfresco dining, and a low maintenance garden laid predominantly to lawn, having partial wall and shrub borders.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.





#### **DIRECTIONS:**

Leave Elland via Victoria road and proceed up the road, bear right on the bend and continue to the junction. Bear left into Saddleworth Road, proceed down the hill and at the traffic lights continue straight ahead into Saddleworth Road, passing through Greetland and on reaching Barkisland continue straight ahead at the crossroads. Shortly after, bear left onto Scammonden Road and on reaching Krumlin, the entrance to Krumlin Hall can be found on the left hand side. The property can be found within the row of cottages towards the end of the lane on the left hand side.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

Band B

#### **MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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